

AMENDED SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AMENDED AGREEMENT, made between COLA, LLC, VIVA LAND VENTURES, LP, and AVH LOT HOLDINGS, LLC hereinafter collectively called the "Subdivider," RICHMOND AMERICAN HOMES OF COLORADO, INC., hereinafter called "Richmond" and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of **Trails at Aspen Ridge Filing No. 3**, entered into a Subdivision Improvements Agreement ("Original Agreement") with the County, which Original Agreement was recorded in the records of the El Paso County Clerk and Recorder on **October 21, 2022** at Reception No. **222133179**; and

WHEREAS, the Subdivider wishes to divide construction of the required improvements into three phases; and

WHEREAS, the County has recently implemented a new procedure for subdivisions in which construction of certain portions of sidewalk may be deferred for a specified period; and

WHEREAS, Richmond acquired from Subdivider the real property legally described on Exhibit K attached hereto ("Richmond Lots"), and may acquire additional real property from Subdivider as part of future takedowns described on Exhibit K, at which time such additional real property shall become a part of the Richmond Lots under this Amended Agreement; and

WHEREAS, Richmond agreed to construct the sidewalks and pedestrian ramps directly to the front of the Richmond Lots and the sides of all corner Richmond Lots (collectively, "Richmond Deferred Sidewalks"); and

WHEREAS, the Subdivider wishes to amend the Original Agreement in order to phase construction of the subdivision improvements and take advantage of the new sidewalk construction procedure.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

1. This Amended Agreement replaces and supersedes the Original Agreement in its entirety.
2. The Subdivider agrees to construct and install, at its sole expense, all of those improvements set forth on the Financial Assurance Estimates attached hereto as Exhibits A, C, and E, and incorporated herein by reference (the "Subdivision Improvements"). To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the Subdivision

Improvements are completed and accepted in accordance with Chapter 5 of the El Paso County Engineering Criteria Manual.

If this box is checked, the Subdivider and Richmond have elected to defer installation of portions of the sidewalk in this Subdivision, pursuant to the terms and conditions of the Sidewalk Addendum attached hereto and incorporated herein by reference.

3. The Subdivision Improvements and Deferred Sidewalks (as defined in the Sidewalk Addendum) shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
4. The Subdivision Improvements identified in Exhibit A constitute those required to serve the lots in Phase 1 of the Subdivision, listed by address in Exhibit B. Collateral for the Subdivision Improvements in Exhibit A shall be in the form of a performance bond issued by HUB International in the amount of \$625,176.33.
5. The Subdivision Improvements identified in Exhibit C constitute those required to serve the lots in Phase 2 of the Subdivision, listed by address in Exhibit D. Collateral for the Subdivision Improvements in Exhibit C shall be in the form of a performance bond issued by HUB International in the amount of \$876,851.16
6. The Subdivision Improvements identified in Exhibit E constitute those required to serve the lots in Phase 3 of the Subdivision, listed by address in Exhibit F. The Subdivider must provide an updated Financial Assurance Estimate for the Subdivision Improvements in Exhibit E and provide collateral in a form and amount satisfactory to the County prior to the County issuing a Notice to Proceed with construction of the Subdivision Improvements in Phase 3.
7. Subdivider and Richmond (only with respect to the collateral related to the Richmond Deferred Sidewalks) are responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider and Richmond (only with respect to the collateral related to the Richmond Deferred Sidewalks) shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Amended Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider or Richmond (only with respect to the collateral related to the Richmond Deferred Sidewalks) allow collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the Subdivision Improvements and Deferred

Sidewalks identified in the Exhibits attached hereto have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by the Board of County Commissioners is required.

8. No lots in a particular Phase of the subdivision shall be sold, conveyed, or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required Subdivision Improvements for such Phase have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within a particular Phase of the subdivision may be sold, conveyed or transferred and / or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Amended Agreement, which is sufficient to guarantee construction of the Subdivision Improvements for that Phase.
9. All Subdivision Improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty-four) months from the date of Notice to Proceed in the Construction Permit for each Phase of the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for a particular Phase of the Subdivision may be extended one time, for a period no longer than 6 months, at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
10. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
11. It is further mutually agreed, pursuant to the provisions of Section 30-28-137 (2) C.R.S. and Chapter 5 of the County's Engineering Criteria Manual, that as Subdivision Improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the

Board determines that any of such Subdivision Improvements or Deferred Sidewalks are not constructed in substantial compliance with specifications, it shall furnish the responsible Subdivider or Richmond (only with respect to the Richmond Deferred Sidewalks) a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider or Richmond (only with respect to the collateral related to the Richmond Deferred Sidewalks) will not construct any or all of the Subdivision Improvements or Deferred Sidewalks in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the Subdivision Improvements and Deferred Sidewalks in accordance with the specifications.

12. The Subdivider and Richmond agree, and all parties acknowledge, that the construction of the Subdivision Improvements and Deferred Sidewalks identified and guaranteed through this Amended Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include, among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2-year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.
13. Parties hereto mutually agree that this Amended Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
14. This Amended Agreement shall run with the land, defined as any real property owned by Subdivider or Richmond within Trails at Aspen Ridge Filing No. 3, and shall be binding on Subdivider, Richmond, and their respective successors and assigns.
15. This Amended Agreement replaces and supersedes the Original Agreement in its entirety.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

September 13, 2022
(Date Final Plat Approved)

By: _____
Meggan Herington, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

Subscribed, sworn to, and acknowledged before me this _____ day of _____, 2024 by Meggan Herington, Executive Director, El Paso County Planning and Community Development Department.

My commission expires: _____

Notary Public

Approved as to form:

Lori L. Seago
County Attorney's Office

SUBDIVIDERS:

COLA, LLC

By: _____
Jim Leiferman, Member

Subscribed, sworn to and acknowledged before me this 31 day of JANUARY, 2024, by Jim Leiferman as Member of COLA, LLC a Colorado Limited Liability Corporation.

My commission expires: 10/28/2028

KENNETH PAUL REVELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20164041378
MY COMMISSION EXPIRES OCTOBER 28, 2028

Kenneth Revell
Notary Public

VIVA LAND VENTURES, LP

By: [Signature]
Greg DiDonna, President

Subscribed, sworn to and acknowledged before me this 27 day of January, 2024, by Greg DiDonna as President of Viva Land Ventures, LP, a Texas Limited Partnership.

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My commission expires: 2/19/27



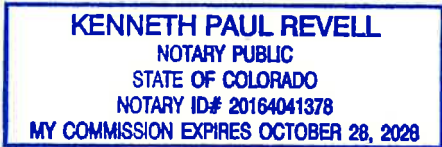
[Signature]
Notary Public

AVH LOT HOLDINGS, LLC

By: [Signature]
Jim Leiferman, MEMBER

2024 Subscribed, sworn to and acknowledged before me this 31 day of JANUARY, 2024, by Jim Leiferman as MEMBER of AVH Lot Holdings, LLC a Colorado Limited Liability Corporation.

My commission expires: 10/28/2026



[Signature]
Notary Public

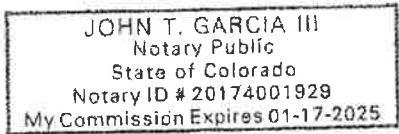
HOMEBUILDER:

RICHMOND AMERICAN HOMES OF COLORADO, INC.

By: [Signature]
Matthew T. Jenkins, Division President

Subscribed, sworn to and acknowledged before me this 16th day of JANUARY, 2024, by Matthew T. Jenkins as Division President of Richmond American Homes of Colorado, Inc. a Delaware Corporation.

My commission expires: 1/17/25



[Signature]
Notary Public

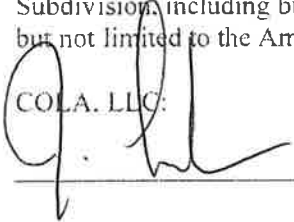
SIDEWALK ADDENDUM
Trails at Aspen Ridge Filing No. 3

The County and Subdivider hereby agree as follows:

1. The Subdivider shall be required to install sidewalks adjacent to all Subdivision tracts and open space parcels in connection with construction of public roads and pursuant to the provisions of the Subdivision Improvements Agreement. These sidewalk portions have been included in the Financial Assurance Estimates attached hereto as Exhibits A, C, and E.
2. The provisions of this Sidewalk Addendum shall apply to all other segments of sidewalk within the Subdivision (“Deferred Sidewalks”) and shall control in the event of any conflict with the provisions of the Subdivision Improvements Agreement. The Deferred Sidewalks are depicted in the drawing attached hereto as Exhibit G.
3. The Subdivider and Richmond may defer construction of Deferred Sidewalks. Each segment of a Deferred Sidewalk must be constructed by Subdivider or Richmond, as applicable, prior to the earlier of a) issuance of a certificate of occupancy for the lot to which the Deferred Sidewalk is adjacent, or b) two years after preliminary acceptance of the Subdivision Improvements for the Phase in which the Deferred Sidewalk lies. Richmond shall construct the Deferred Sidewalks adjacent to the Richmond Lots identified in Exhibit K pursuant to the terms of this Amended Agreement and this Sidewalk Addendum.
4. The Financial Assurance Estimates for the Phase 1 and Phase 2 Deferred Sidewalks are attached hereto as Exhibits H and I. Collateral for completion of the Deferred Sidewalks identified in Exhibit H shall be provided in the form of a performance bond issued by HUB International in the amount of \$180,180.00. Collateral for completion of the Deferred Sidewalks identified in Exhibit I shall be provided in the form of a performance bond issued by HUB International in the amount of \$108,009.00.
5. The Financial Assurance Estimates for the Phase 3 Deferred Sidewalks are attached hereto as Exhibit J. The Subdivider must provide an updated Financial Assurance Estimate for the Phase 3 Deferred Sidewalks in Exhibit J and provide collateral in a form and amount satisfactory to the County prior to the County issuing a Notice to Proceed with construction of the Subdivision Improvements identified in Exhibit E in Phase 3.
6. Pedestrian ramps must be constructed at the same time the sidewalk for the tract, parcel, or lot to which the pedestrian ramp is adjacent is constructed. Collateral for pedestrian ramps shall be included in the appropriate Financial Assurance Estimate, depending on location.
7. Deferred Sidewalks shall be eligible for preliminary acceptance only as a whole upon completion of the last segment of Deferred Sidewalk in a particular Subdivision Phase. Preliminary acceptance of the Deferred Sidewalks shall be followed by a two-year defect warranty period, for which collateral acceptable to the County shall be provided.
8. Final acceptance of the Exhibits A, C, and E Subdivision Improvements may only occur concurrent with or after preliminary acceptance of the Deferred Sidewalks.

9. The Subdivider and Richmond (only with respect to the Richmond Deferred Sidewalks) hereby agree, for themselves and their respective successors and assigns, to indemnify, defend, and hold harmless El Paso County and its officials, employees, from any and all loss, costs, damage, injury, liability, attorney's fees, claim, lien, demand, action and cause of action whatsoever, whether at law or in equity, arising from or related to any suit, claim, or allegation before any court or administrative body that this Agreement, including the Sidewalk Addendum, its implementation or enforcement, or the planning, design, construction, installation, and acceptance by the County of sidewalks in this Subdivision, including but not limited claims of violation of any federal, state, or local law, including but not limited to the Americans with Disabilities Act, or any regulation promulgated thereunder.

COLA, LLC:



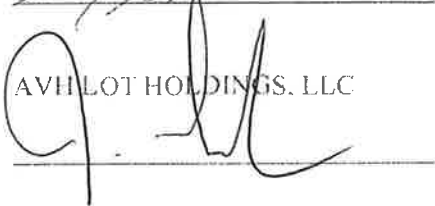
BOARD OF COUNTY COMMISSIONERS:

By: _____

VIVA LAND VENTURES, LP



AVHLOT HOLDINGS, LLC



RICMOND AMERICAN HOMES OF COLORADO, INC.



2024 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 10/2023

PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 1	4/16/2024	SF-21-022
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
*Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	= \$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	= \$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	= \$ -		\$ -
50,001-200,000; \$175,000 min	172838.	CY	\$ 2.50	= \$ 432,095.00	80.00%	\$ 86,419.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
*Permanent Erosion Control Blanket						
		SY	\$ 9.00	= \$ -		\$ -
*Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	30.3	AC	\$ 2,018.00	= \$ 61,145.40	80.00%	\$ 12,229.08
*Permanent Pond/BMP (provide engineer's estimate)	1.	EA	\$ 25,000.00	= \$ 25,000.00	80.00%	\$ 5,000.00
*Permanent Pond/BMP (Outlet Structure - Micropool)	1.	EA	\$ 15,000.00	= \$ 15,000.00	100.00%	\$ -
*Permanent Pond/BMP (Forebay)	2.	EA	\$ 25,000.00	= \$ 50,000.00	100.00%	\$ -
*Permanent Pond/BMP (Concrete Low Flow Channel)	70.	CY	\$ 570.00	= \$ 39,900.00	100.00%	\$ -
*Permanent Pond/BMP Rip Rap (d50 size from 6" to 24")	420.	Tons	\$ 83.00	= \$ 34,860.00	100.00%	\$ -
Concrete Washout Basin	1.	EA	\$ 1,172.00	= \$ 1,172.00	100.00%	\$ -
Inlet Protection	10.	EA	\$ 217.00	= \$ 2,170.00	100.00%	\$ -
Rock Check Dam		EA	\$ 651.00	= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Sediment Basin	4.	EA	\$ 2,294.00	= \$ 9,176.00	100.00%	\$ -
Sediment Trap		EA	\$ 538.00	= \$ -		\$ -
Silt Fence	3213.	LF	\$ 3.00	= \$ 9,639.00	100.00%	\$ -
Slope Drain		LF	\$ 43.00	= \$ -		\$ -
Straw Bale		EA	\$ 33.00	= \$ -		\$ -
Straw Wattle/Rock Sock	5665.	LF	\$ 8.00	= \$ 45,320.00	100.00%	\$ -
Surface Roughening		AC	\$ 269.00	= \$ -		\$ -
Temporary Erosion Control Blanket	14556.	SY	\$ 3.00	= \$ 43,668.00	100.00%	\$ -
Temporary Seeding and Mulching		AC	\$ 1,793.00	= \$ -		\$ -
Vehicle Tracking Control	2.	EA	\$ 3,085.00	= \$ 6,170.00	100.00%	\$ -
Outlet Protection	3.	EA	\$ 200.00	= \$ 600.00	100.00%	\$ -
[insert items not listed but part of construction plans]						
MAINTENANCE (35% of Construction BMPs)				= \$	40,860.05	\$ 40,860.05
Section 1 Subtotal				= \$	816,775.45	\$ 144,508.13

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED).

SECTION 2 - PUBLIC IMPROVEMENTS *

ROADWAY IMPROVEMENTS						
Construction Traffic Control		LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 37.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	5150.	CY	\$ 66.00	= \$ 339,900.00	80.00%	\$ 67,980.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 25.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 38.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) 5" thick	3192.	Tons	\$ 114.00	= \$ 363,888.00	80.00%	\$ 72,777.60
Raised Median, Paved		SF	\$ 11.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	8.	EA	\$ 392.00	= \$ 3,136.00	80.00%	\$ 627.20
Guide/Street Name Sign	16.	EA	\$ 250.00	= \$ 4,000.00	80.00%	\$ 800.00
Epoxy Pavement Marking		SF	\$ 17.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 30.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 259.00	= \$ -	80.00%	\$ -
Delineator - Type I		EA	\$ 31.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	2195.	LF	\$ 38.00	= \$ 83,410.00	80.00%	\$ 16,682.00
Curb and Gutter, Type B (Median)		LF	\$ 38.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	3950.	LF	\$ 38.00	= \$ 150,100.00	80.00%	\$ 30,020.00
4" Sidewalk (common areas only)		SY	\$ 62.00	= \$ -		\$ -
5" Sidewalk	1052.	SY	\$ 77.00	= \$ 81,004.00	80.00%	\$ 16,200.80
6" Sidewalk		SY	\$ 94.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 125.00	= \$ -		\$ -
Pedestrian Ramp	23.	EA	\$ 1,496.00	= \$ 34,408.00	80.00%	\$ 6,881.60
Cross Pan, local (8" thick, 6' wide to include return)	150.	LF	\$ 79.00	= \$ 11,850.00	80.00%	\$ 2,370.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 119.00	= \$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,926.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 65.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 94.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,731.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,902.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 102.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 104.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 22.00	= \$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		= \$ -		\$ -

EXHIBIT A

PROJECT INFORMATION

Trails at Aspen Ridge Filing No. 3 - Phase 1

4/16/2024

SF-21-022

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<i>Underdrain Contingency</i>	90.	EA	\$ 2,175.00	\$ 195,750.00		\$ 195,750.00
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
STORM DRAIN IMPROVEMENTS						
Concrete Box Culvert (M Standard), Size (W x H)		LF	\$ 150.00	\$ -		\$ -
18" Reinforced Concrete Pipe	112.	LF	\$ 82.00	\$ 9,184.00	80.00%	\$ 1,836.80
24" Reinforced Concrete Pipe	392.	LF	\$ 98.00	\$ 38,416.00	80.00%	\$ 7,683.20
30" Reinforced Concrete Pipe		LF	\$ 123.00	\$ -		\$ -
36" Reinforced Concrete Pipe	296.	LF	\$ 151.00	\$ 44,696.00	80.00%	\$ 8,939.20
42" Reinforced Concrete Pipe		LF	\$ 201.00	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 245.00	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 320.00	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 374.00	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 433.00	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 495.00	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 105.00	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 121.00	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 154.00	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 184.00	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 212.00	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 223.00	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 327.00	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 353.00	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 427.00	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 502.00	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 578.00	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 691.00	\$ -		\$ -
Flared End Section (FES) RCP Size =		EA		\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
Flared End Section (FES) CSP Size =		EA		\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
End Treatment- Headwall		EA		\$ -		\$ -
End Treatment- Wingwall		EA		\$ -		\$ -
End Treatment - Cutoff Wall		EA		\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 7,212.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤Depth < 10'	3.	EA	\$ 9,377.00	\$ 28,131.00	80.00%	\$ 5,626.20
Curb Inlet (Type R) L=5', 10' ≤Depth < 15'		EA	\$ 10,859.00	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 9,925.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤Depth < 10'	4.	EA	\$ 10,230.00	\$ 40,920.00	80.00%	\$ 8,184.00
Curb Inlet (Type R) L=10', 10' ≤Depth < 15'		EA	\$ 12,805.00	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 12,907.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤Depth < 10'		EA	\$ 13,835.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤Depth < 15'		EA	\$ 15,130.00	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 13,755.00	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤Depth < 10'		EA	\$ 15,181.00	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	\$ -		\$ -
Storm Sewer Manhole, Box Base	2.	EA	\$ 15,130.00	\$ 30,260.00	80.00%	\$ 6,052.00
Storm Sewer Manhole, Slab Base	4.	EA	\$ 8,322.00	\$ 33,288.00	80.00%	\$ 6,657.60
Geotextile (Erosion Control)		SY	\$ 9.00	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 124.00	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 741.00	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 145.00	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,911.00	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				\$ -		\$ -
30"x19" HERCP		LF	\$ 150.00	\$ -		\$ -
38"x34" HERCP		LF	\$ 200.00	\$ -		\$ -
45"x29" HERCP	72.	LF	\$ 250.00	\$ 18,000.00	80.00%	\$ 3,600.00
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
<i>* Subject to detect warranty financial assurance. A minimum of 20% shall</i>						
<i>be retained until final acceptance (MAXIMUM OF 80% COMPLETE</i>						
<i>ALLOWED)</i>						
Section 2 Subtotal				\$ 1,510,341.00		\$ 458,668.20

PROJECT INFORMATION

Trails at Aspen Ridge Filing No. 3 - Phase 1

4/16/2024

SF-21-022

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**						
ROADWAY IMPROVEMENTS						
4" Sidewalk	1558.	SY	\$ 94.00	= \$ 146,452.00	100.00%	\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)						
18" Reinforced Concrete Pipe	187.	LF	\$ 67.00	= \$ 12,529.00	100.00%	\$ -
Grated Inlet (Type C)	1.	EA	\$ 4,802.00	= \$ 4,802.00	100.00%	\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 8"	4887.	LF	\$ 84.00	= \$ 410,508.00	100.00%	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	= \$ -		\$ -
Gate Valves, 8"	10.	EA	\$ 2,418.00	= \$ 24,180.00	100.00%	\$ -
Fire Hydrant Assembly, w/ all valves	8.	EA	\$ 8,584.00	= \$ 68,672.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	90.	EA	\$ 1,723.00	= \$ 155,070.00	100.00%	\$ -
Fire Cistern Installation, complete		EA		= \$ -		\$ -
Pumphouse	1.	EA	\$ 600,000.00	= \$ 600,000.00	100.00%	\$ -
Water Main Pipe (PVC), Size 12"	1,441	LF	\$ 80.00	= \$ 115,280.00	100.00%	\$ -
Gate Valves, 12"	8	EA	\$ 2,500.00	= \$ 20,000.00	100.00%	\$ -
Water Main Pipe (PVC), Size 16"	1,044	LF	\$ 95.00	= \$ 99,180.00	100.00%	\$ -
Gate Valves, 16"	3	EA	\$ 9,000.00	= \$ 27,000.00	100.00%	\$ -
16" ARV	1	EA	\$ 10,000.00	= \$ 10,000.00	100.00%	\$ -
[insert items not listed but part of construction plans]				= \$ -		\$ -
				= \$ -		\$ -
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 8"	3520.	LF	\$ 84.00	= \$ 295,680.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	14.	EA	\$ 5,708.00	= \$ 79,912.00	100.00%	\$ -
Sanitary Service Line Installation, complete	90.	EA	\$ 1,825.00	= \$ 164,250.00	100.00%	\$ -
Sanitary Sewer Lift Station, complete		EA		= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
[insert items not listed but part of construction plans]				= \$ -		\$ -
				= \$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)						
Deciduous Trees	25.	EA	\$ 400.00	= \$ 10,000.00	100.00%	\$ -
Evergreen Trees	38.	EA	\$ 400.00	= \$ 15,200.00	100.00%	\$ -
Ornamental Trees	32.	EA	\$ 325.00	= \$ 10,400.00	100.00%	\$ -
Soil Amendments	196947.	SF	\$ 0.50	= \$ 98,473.50	100.00%	\$ -
Sod	4600.	SF	\$ 0.50	= \$ 2,300.00	100.00%	\$ -
Native Seed	184875.	SF	\$ 0.60	= \$ 110,925.00	100.00%	\$ -
1 1/2" Rock	8501.	SF	\$ 0.75	= \$ 6,375.75	100.00%	\$ -
Steel Edge	239.	EA	\$ 3.00	= \$ 717.00	100.00%	\$ -
Weed Barrier Fabric	8501.	SF	\$ 0.25	= \$ 2,125.25	100.00%	\$ -
Irrigation	196947.	SF	\$ 1.00	= \$ 196,947.00	100.00%	\$ -
Section 3 Subtotal				= \$ 2,686,978.50		\$ -

** Section 3 is not subject to defect warranty requirements

PROJECT INFORMATION

Trails at Aspen Ridge Filing No. 3 - Phase 1

4/16/2024

SF-21-022

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)			\$ 15,000.00	= \$ 15,000.00	\$	15,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 7,000.00	= \$ 7,000.00	\$	7,000.00
Total Construction Financial Assurance					\$	5,036,094.95
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$	625,176.33
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance					\$	405,716.28
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						



Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required)

Richard A. van Seenus

10/11/24

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date

EXHIBIT A

Exhibit B

Trails at Aspen Ridge Filing No. 3 - Phase 1

<u>Tract</u>	<u>Address</u>
B	7809 Natural Bridge Trail
C	5382 Sidewinder Dr
C	5396 Sidewinder Dr
C	7897 Natural Bridge Trail
F	7981 Moose Meadow Street
F	7984 Falling Rock Drive
G	8190 Falling Rock Drive
G	5246 Sunday Gulch Drive

<u>Lot</u>	<u>Address</u>
57	5307 Sidewinder Drive
58	5313 Sidewinder Drive
59	5319 Sidewinder Drive
60	5325 Sidewinder Drive
61	5331 Sidewinder Drive
62	5337 Sidewinder Drive
63	5343 Sidewinder Drive
64	5349 Sidewinder Drive
65	5355 Sidewinder Drive
66	5361 Sidewinder Drive
67	5367 Sidewinder Drive
68	5373 Sidewinder Drive
69	5379 Sidewinder Drive
70	5385 Sidewinder Drive
71	5391 Sidewinder Drive
72	5397 Sidewinder Drive
73	5403 Sidewinder Drive
74	5409 Sidewinder Drive
75	5415 Sidewinder Drive
76	5421 Sidewinder Drive
77	5427 Sidewinder Drive
78	5433 Sidewinder Drive
79	5439 Sidewinder Drive
80	5445 Sidewinder Drive
81	5451 Sidewinder Drive
82	7902 Buffalo Horn Drive
83	7890 Buffalo Horn Drive
84	7878 Buffalo Horn Drive
85	7866 Buffalo Horn Drive
86	7854 Buffalo Horn Drive
87	7842 Buffalo Horn Drive
88	7830 Buffalo Horn Drive

- Lot/Address List -

141	7891	Natural Bridge Trail
142	7883	Natural Bridge Trail
143	7875	Natural Bridge Trail
144	7867	Natural Bridge Trail
145	7859	Natural Bridge Trail
146	7851	Natural Bridge Trail
147	7843	Natural Bridge Trail
148	7835	Natural Bridge Trail
149	7827	Natural Bridge Trail
150	7819	Natural Bridge Trail
151	5356	Sidewinder Drive
152	5350	Sidewinder Drive
153	5344	Sidewinder Drive
154	5338	Sidewinder Drive
155	5332	Sidewinder Drive
156	5326	Sidewinder Drive
157	5320	Sidewinder Drive
158	5308	Sidewinder Drive
159	5302	Sidewinder Drive
160	5296	Sidewinder Drive
161	5290	Sidewinder Drive
162	5284	Sidewinder Drive
163	5278	Sidewinder Drive
164	5272	Sidewinder Drive
165	5266	Sidewinder Drive
166	5260	Sidewinder Drive
167	7977	MooseMeadow Street
168	7969	MooseMeadow Street
169	7961	MooseMeadow Street
170	7953	MooseMeadow Street
171	7945	MooseMeadow Street
172	7937	MooseMeadow Street
173	7929	MooseMeadow Street
174	7921	MooseMeadow Street
175	5259	Sidewinder Drive
176	5265	Sidewinder Drive
177	5271	Sidewinder Drive
178	5277	Sidewinder Drive
179	5283	Sidewinder Drive
180	5289	Sidewinder Drive
181	5295	Sidewinder Drive
182	5301	Sidewinder Drive
183	7920	Falling Rock Drive
184	7936	Falling Rock Drive
185	7952	Falling Rock Drive
186	7968	Falling Rock Drive
187	8000	Falling Rock Drive

- Lot/Address List -

188	8016	Falling Rock Drive
189	8032	Falling Rock Drive
190	8048	Falling Rock Drive
191	8064	Falling Rock Drive
192	8080	Falling Rock Drive
193	8096	Falling Rock Drive
194	8112	Falling Rock Drive
195	8128	Falling Rock Drive
196	8144	Falling Rock Drive
197	8160	Falling Rock Drive
198	8176	Falling Rock Drive

2024 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 10/2023

PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 2	4/16/2024	SF-21-022
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
*Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	= \$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	= \$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	= \$ -		\$ -
50,001-200,000; \$175,000 min	99862.	CY	\$ 2.50	= \$ 249,655.00	80.00%	\$ 49,931.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
*Permanent Erosion Control Blanket		SY	\$ 9.00	= \$ -		\$ -
*Permanent Seeding (inc. noxious weed mgmt.) & Mulching		AC	\$ 2,018.00	= \$ -		\$ -
*Permanent Pond/BMP (provide engineer's estimate)		EA		= \$ -		\$ -
*Permanent Pond/BMP (Outlet Structure - Micropool)		EA		= \$ -		\$ -
*Permanent Pond/BMP (Forebay)		EA		= \$ -		\$ -
*Permanent Pond/BMP (Concrete Low Flow Channel)		CY		= \$ -		\$ -
*Permanent Pond/BMP Rip Rap (d50 size from 6" to 24")		Tons		= \$ -		\$ -
Concrete Washout Basin	1.	EA	\$ 1,172.00	= \$ 1,172.00	100.00%	\$ -
Inlet Protection	4.	EA	\$ 217.00	= \$ 868.00		\$ 868.00
Rock Check Dam		EA	\$ 651.00	= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Sediment Basin	1.	EA	\$ 2,294.00	= \$ 2,294.00	100.00%	\$ -
Sediment Trap		EA	\$ 538.00	= \$ -		\$ -
Silt Fence		LF	\$ 3.00	= \$ -		\$ -
Slope Drain		LF	\$ 43.00	= \$ -		\$ -
Straw Bale		EA	\$ 33.00	= \$ -		\$ -
Straw Wattle/Rock Sock	2511.	LF	\$ 8.00	= \$ 20,088.00		\$ 20,088.00
Surface Roughening		AC	\$ 269.00	= \$ -		\$ -
Temporary Erosion Control Blanket	565.	SY	\$ 3.00	= \$ 1,695.00		\$ 1,695.00
Temporary Seeding and Mulching	7.1	AC	\$ 1,793.00	= \$ 12,730.30		\$ 12,730.30
Vehicle Tracking Control	2.	EA	\$ 3,085.00	= \$ 6,170.00		\$ 6,170.00
Outlet Protection		EA	\$ 200.00	= \$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>						
MAINTENANCE (35% of Construction BMPs)				= \$ 15,345.86		\$ 15,345.86
Section 1 Subtotal				= \$ 310,018.16		\$ 106,828.16

SECTION 2 - PUBLIC IMPROVEMENTS *

ROADWAY IMPROVEMENTS						
Construction Traffic Control		LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 37.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	1905.	CY	\$ 66.00	= \$ 125,730.00		\$ 125,730.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	= \$ -		\$ -
Asphalt Pavement (4" thick)	4560.	SY	\$ 25.00	= \$ 114,000.00		\$ 114,000.00
Asphalt Pavement (6" thick)		SY	\$ 38.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) <u>5"</u> thick	1250.	Tons	\$ 114.00	= \$ 142,500.00		\$ 142,500.00
Raised Median, Paved		SF	\$ 11.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	4.	EA	\$ 392.00	= \$ 1,568.00		\$ 1,568.00
Guide/Street Name Sign	8.	EA	\$ 250.00	= \$ 2,000.00		\$ 2,000.00
Epoxy Pavement Marking		SF	\$ 17.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 30.00	= \$ -		\$ -
Barricade - Type 3	6.	EA	\$ 259.00	= \$ 1,554.00		\$ 1,554.00
Delineator - Type I		EA	\$ 31.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	349.	LF	\$ 38.00	= \$ 13,262.00		\$ 13,262.00
Curb and Gutter, Type B (Median)		LF	\$ 38.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	2167.	LF	\$ 38.00	= \$ 82,346.00		\$ 82,346.00
4" Sidewalk (common areas only)		SY	\$ 62.00	= \$ -		\$ -
5" Sidewalk	17.	SY	\$ 77.00	= \$ 1,309.00		\$ 1,309.00
6" Sidewalk		SY	\$ 94.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 125.00	= \$ -		\$ -
Pedestrian Ramp		EA	\$ 1,496.00	= \$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)	75.	LF	\$ 79.00	= \$ 5,925.00		\$ 5,925.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 119.00	= \$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,926.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 65.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 94.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,731.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,902.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 102.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 104.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 22.00	= \$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		= \$ -		\$ -

PROJECT INFORMATION

Trails at Aspen Ridge Filing No. 3 - Phase 2

4/16/2024

SF-21-022

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
Underdrain Contingency	52.	EA	\$ 2,175.00	\$ 113,100.00		\$ 113,100.00
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
STORM DRAIN IMPROVEMENTS						
Concrete Box Culvert (M Standard), Size (W x H)		LF	\$ 150.00	\$ -		\$ -
18" Reinforced Concrete Pipe	432.	LF	\$ 82.00	\$ 35,424.00	80.00%	\$ 7,084.80
24" Reinforced Concrete Pipe		LF	\$ 98.00	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 123.00	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 151.00	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 201.00	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 245.00	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 320.00	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 374.00	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 433.00	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 495.00	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 105.00	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 121.00	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 154.00	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 184.00	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 212.00	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 223.00	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 327.00	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 353.00	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 427.00	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 502.00	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 578.00	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 691.00	\$ -		\$ -
Flared End Section (FES) RCP Size =		EA		\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
Flared End Section (FES) CSP Size =		EA		\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
End Treatment- Headwall		EA		\$ -		\$ -
End Treatment- Wingwall		EA		\$ -		\$ -
End Treatment - Cutoff Wall		EA		\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 7,212.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤Depth < 10'	3.	EA	\$ 9,377.00	\$ 28,131.00	80.00%	\$ 5,626.20
Curb Inlet (Type R) L =5', 10' ≤Depth < 15'		EA	\$ -	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,925.00	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤Depth < 10'	3.	EA	\$ 10,230.00	\$ 30,690.00	80.00%	\$ 6,138.00
Curb Inlet (Type R) L =10', 10' ≤Depth < 15'		EA	\$ 12,805.00	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 12,907.00	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤Depth < 10'		EA	\$ 13,835.00	\$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤Depth < 15'		EA	\$ 15,130.00	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 13,755.00	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤Depth < 10'		EA	\$ 15,181.00	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	\$ -		\$ -
Storm Sewer Manhole, Box Base	1.	EA	\$ 15,130.00	\$ 15,130.00	80.00%	\$ 3,026.00
Storm Sewer Manhole, Slab Base	3.	EA	\$ 8,322.00	\$ 24,966.00	80.00%	\$ 4,993.20
Geotextile (Erosion Control)		SY	\$ 9.00	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 124.00	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 741.00	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 145.00	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,911.00	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				\$ -		\$ -
30"x19" HERCP	192.	LF	\$ 150.00	\$ 28,800.00	80.00%	\$ 5,760.00
38"x24" HERCP	320.	LF	\$ 200.00	\$ 64,000.00	80.00%	\$ 12,800.00
45"x29" HERCP	104.	LF	\$ 250.00	\$ 26,000.00	80.00%	\$ 5,200.00
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
<i>* Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 30% COMPLETE ALLOWED)</i>						
Section 2 Subtotal				\$ 856,435.00		\$ 653,922.20

PROJECT INFORMATION

Trails at Aspen Ridge Filing No. 3 - Phase 2

4/16/2024

SF-21-022

Project Name

Date

PCD File No.

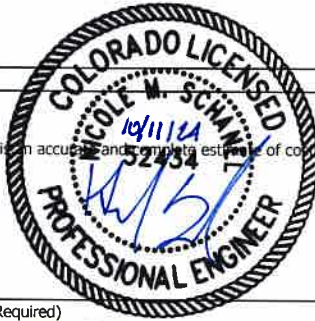
Description	Quantity	Units	Unit Cost	Total	(with Pre-Flat Construction)	
					% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**						
ROADWAY IMPROVEMENTS						
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)						
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 8"	1408.	LF	\$ 84.00	= \$ 118,272.00	80.00%	\$ 23,654.40
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	= \$ -		
Gate Valves, 8"	6.	EA	\$ 2,418.00	= \$ 14,508.00	80.00%	\$ 2,901.60
Fire Hydrant Assembly, w/ all valves	2.	EA	\$ 8,584.00	= \$ 17,168.00	80.00%	\$ 3,433.60
Water Service Line Installation, inc. tap and valves	52.	EA	\$ 1,723.00	= \$ 89,596.00	80.00%	\$ 17,919.20
Fire Cistern Installation, complete		EA		= \$ -		
Pumphouse		EA	\$ 600,000.00	= \$ -		
Water Main Pipe (PVC), Size 12"		LF	\$ 80.00	= \$ -		
Gate Valves, 12"		EA	\$ 2,500.00	= \$ -		
Water Main Pipe (PVC), Size 16"		LF	\$ 95.00	= \$ -		
Gate Valves, 16"		EA	\$ 9,000.00	= \$ -		
16" ARV		EA	\$ 10,000.00	= \$ -		
<i>[insert items not listed but part of construction plans]</i>						
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 8"	1280.	LF	\$ 84.00	= \$ 107,520.00	80.00%	\$ 21,504.00
Sanitary Sewer Manhole, Depth < 15 feet	5.	EA	\$ 5,708.00	= \$ 28,540.00	80.00%	\$ 5,708.00
Sanitary Service Line Installation, complete	52.	EA	\$ 1,825.00	= \$ 94,900.00	80.00%	\$ 18,980.00
Sanitary Sewer Lift Station, complete		EA		= \$ -		
<i>[insert items not listed but part of construction plans]</i>						
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval or PUD)						
Deciduous Trees		EA	\$ 400.00	= \$ -		
Evergreen Trees		EA	\$ 400.00	= \$ -		
Ornamental Trees		EA	\$ 325.00	= \$ -		
Soil Amendments		SF	\$ 0.50	= \$ -		
Sod		SF	\$ 0.50	= \$ -		
Native Seed		SF	\$ 0.60	= \$ -		
1 1/2" Rock		SF	\$ 0.75	= \$ -		
Steel Edge		EA	\$ 3.00	= \$ -		
Weed Barrier Fabric		SF	\$ 0.25	= \$ -		
Irrigation		SF	\$ 1.00	= \$ -		
Section 3 Subtotal				= \$ 470,504.00		\$ 94,100.80

** - Section 3 is not subject to defect warranty requirements

PROJECT INFORMATION

Trails at Aspen Ridge Filing No. 3 - Phase 2	4/16/2024	SF-21-022
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)			\$ 15,000.00	= \$ 15,000.00		\$ 15,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 7,000.00	= \$ 7,000.00		\$ 7,000.00
Total Construction Financial Assurance						\$ 1,658,957.16
<small>(Sum of all section subtotals plus as-builts and pond/BMP certification)</small>						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 876,851.16
<small>(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)</small>						
Total Defect Warranty Financial Assurance						\$ 221,218.00
<small>(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)</small>						



Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required)

[Signature]
Richard A. van Seenus

10/11/2024

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date

Exhibit D

Trails at Aspen Ridge Filing No. 3 - Phase 2

<u>Tract</u>	<u>Address</u>
A	7808 Rainy Creek Trail

<u>Lot</u>	<u>Address</u>
89	7811 Turkey Flat Lane
90	7821 Turkey Flat Lane
91	7831 Turkey Flat Lane
92	7841 Turkey Flat Lane
93	7851 Turkey Flat Lane
94	7861 Turkey Flat Lane
95	7871 Turkey Flat Lane
96	7881 Turkey Flat Lane
97	7891 Turkey Flat Lane
98	7892 Turkey Flat Lane
99	7882 Turkey Flat Lane
100	7872 Turkey Flat Lane
101	7862 Turkey Flat Lane
102	7852 Turkey Flat Lane
103	7842 Turkey Flat Lane
104	7832 Turkey Flat Lane
105	7822 Turkey Flat Lane
106	7812 Turkey Flat Lane
107	7815 Rainy Creek Trail
108	7823 Rainy Creek Trail
109	7831 Rainy Creek Trail
110	7839 Rainy Creek Trail
111	7847 Rainy Creek Trail
112	7855 Rainy Creek Trail
113	7863 Rainy Creek Trail
114	7871 Rainy Creek Trail
115	7879 Rainy Creek Trail
116	7887 Rainy Creek Trail
117	5488 Triple Tree Street
118	5482 Triple Tree Street
119	5476 Triple Tree Street
120	5470 Triple Tree Street
121	5464 Triple Tree Street
122	5458 Triple Tree Street
123	5452 Triple Tree Street
124	5446 Triple Tree Street
125	5440 Triple Tree Street
126	5434 Triple Tree Street
127	5428 Triple Tree Street

Note: # is 5834 on plat & 5434 in GIS

- Lot/Address List -

128	5422	Triple Tree Street
129	5416	Triple Tree Street
130	7814	Rainy Creek Trail
131	7822	Rainy Creek Trail
132	7830	Rainy Creek Trail
133	7838	Rainy Creek Trail
134	7846	Rainy Creek Trail
135	7854	Rainy Creek Trail
136	7862	Rainy Creek Trail
137	7870	Rainy Creek Trail
138	7878	Rainy Creek Trail
139	7886	Rainy Creek Trail
140	7894	Rainy Creek Trail

2024 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 10/2023

PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 3	4/16/2024	SF-21-022
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
*Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	= \$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	= \$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	= \$ -		\$ -
50,001-200,000; \$175,000 min	107543.	CY	\$ 2.50	= \$ 268,857.50	80.00%	\$ 53,771.50
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
*Permanent Erosion Control Blanket						
		SY	\$ 9.00	= \$ -		\$ -
*Permanent Seeding (inc. noxious weed mgmnt.) & Mulching						
		AC	\$ 2,018.00	= \$ -		\$ -
*Permanent Pond/BMP (provide engineer's estimate)						
		EA		= \$ -		\$ -
*Permanent Pond/BMP (Outlet Structure - Micropool)						
		EA		= \$ -		\$ -
*Permanent Pond/BMP (Forebay)						
		EA		= \$ -		\$ -
*Permanent Pond/BMP (Concrete Low Flow Channel)						
		CY		= \$ -		\$ -
*Permanent Pond/BMP Rip Rap (d50 size from 6" to 24")						
		Tons		= \$ -		\$ -
Concrete Washout Basin	1.	EA	\$ 1,172.00	= \$ 1,172.00		\$ 1,172.00
Inlet Protection	4.	EA	\$ 217.00	= \$ 868.00		\$ 868.00
Rock Check Dam		EA	\$ 651.00	= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Sediment Basin	1.	EA	\$ 2,294.00	= \$ 2,294.00		\$ 2,294.00
Sediment Trap		EA	\$ 538.00	= \$ -		\$ -
Silt Fence		LF	\$ 3.00	= \$ -		\$ -
Slope Drain		LF	\$ 43.00	= \$ -		\$ -
Straw Bale		EA	\$ 33.00	= \$ -		\$ -
Straw Wattle/Rock Sock	5037.	LF	\$ 8.00	= \$ 40,296.00		\$ 40,296.00
Surface Roughening		AC	\$ 269.00	= \$ -		\$ -
Temporary Erosion Control Blanket	3204.	SY	\$ 3.00	= \$ 9,612.00		\$ 9,612.00
Temporary Seeding and Mulching		AC	\$ 1,793.00	= \$ -		\$ -
Vehicle Tracking Control	1.	EA	\$ 3,085.00	= \$ 3,085.00		\$ 3,085.00
Outlet Protection		EA	\$ 200.00	= \$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>						
MAINTENANCE (35% of Construction BMPs)				= \$ 19,654.25		\$ 19,654.25
Section 1 Subtotal				= \$ 345,838.75		\$ 130,752.75

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control		LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 37.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	2027.	CY	\$ 66.00	= \$ 133,782.00		\$ 133,782.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 25.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 38.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) 5"	1489.	Tons	\$ 114.00	= \$ 169,746.00		\$ 169,746.00
Raised Median, Paved		SF	\$ 11.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	1.	EA	\$ 392.00	= \$ 392.00		\$ 392.00
Guide/Street Name Sign	2.	EA	\$ 250.00	= \$ 500.00		\$ 500.00
Epoxy Pavement Marking		SF	\$ 17.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 30.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 259.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 31.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 38.00	= \$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 38.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	2617.	LF	\$ 38.00	= \$ 99,446.00		\$ 99,446.00
4" Sidewalk (common areas only)		SY	\$ 62.00	= \$ -		\$ -
5" Sidewalk	1.	SY	\$ 77.00	= \$ 77.00		\$ 77.00
6" Sidewalk		SY	\$ 94.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 125.00	= \$ -		\$ -
Pedestrian Ramp	2.	EA	\$ 1,496.00	= \$ 2,992.00		\$ 2,992.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 79.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 119.00	= \$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,926.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 65.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 94.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,731.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,902.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 102.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 104.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 22.00	= \$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		= \$ -		\$ -

PROJECT INFORMATION

Trails at Aspen Ridge Filing No. 3 - Phase 3

4/16/2024

SF-21-022

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
Underdrain Contingency	66.	EA	\$ 2,175.00	\$ 143,550.00		\$ 143,550.00
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
STORM DRAIN IMPROVEMENTS						
Concrete Box Culvert (M Standard), Size (W x H)		LF		\$ -		\$ -
18" Reinforced Concrete Pipe	512.	LF	\$ 82.00	\$ 41,984.00		\$ 41,984.00
24" Reinforced Concrete Pipe		LF	\$ 98.00			\$ -
30" Reinforced Concrete Pipe		LF	\$ 123.00			\$ -
36" Reinforced Concrete Pipe		LF	\$ 151.00			\$ -
42" Reinforced Concrete Pipe		LF	\$ 201.00			\$ -
48" Reinforced Concrete Pipe		LF	\$ 245.00			\$ -
54" Reinforced Concrete Pipe		LF	\$ 320.00			\$ -
60" Reinforced Concrete Pipe		LF	\$ 374.00			\$ -
66" Reinforced Concrete Pipe		LF	\$ 433.00			\$ -
72" Reinforced Concrete Pipe		LF	\$ 495.00			\$ -
18" Corrugated Steel Pipe		LF	\$ 105.00			\$ -
24" Corrugated Steel Pipe		LF	\$ 121.00			\$ -
30" Corrugated Steel Pipe		LF	\$ 154.00			\$ -
36" Corrugated Steel Pipe		LF	\$ 184.00			\$ -
42" Corrugated Steel Pipe		LF	\$ 212.00			\$ -
48" Corrugated Steel Pipe		LF	\$ 223.00			\$ -
54" Corrugated Steel Pipe		LF	\$ 327.00			\$ -
60" Corrugated Steel Pipe		LF	\$ 353.00			\$ -
66" Corrugated Steel Pipe		LF	\$ 427.00			\$ -
72" Corrugated Steel Pipe		LF	\$ 502.00			\$ -
78" Corrugated Steel Pipe		LF	\$ 578.00			\$ -
84" Corrugated Steel Pipe		LF	\$ 691.00			\$ -
Flared End Section (FES) RCP Size =		EA		\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
Flared End Section (FES) CSP Size =		EA		\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
End Treatment- Headwall		EA		\$ -		\$ -
End Treatment- Wingwall		EA		\$ -		\$ -
End Treatment - Cutoff Wall		EA		\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 7,212.00			\$ -
Curb Inlet (Type R) L=5', 5' ≤Depth < 10'		EA	\$ 9,377.00			\$ -
Curb Inlet (Type R) L=5', 10' ≤Depth < 15'		EA	\$ 10,859.00			\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 9,925.00			\$ -
Curb Inlet (Type R) L=10', 5' ≤Depth < 10'	4.	EA	\$ 10,230.00	\$ 40,920.00		\$ 40,920.00
Curb Inlet (Type R) L=10', 10' ≤Depth < 15'		EA	\$ 12,805.00			\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 12,907.00			\$ -
Curb Inlet (Type R) L=15', 5' ≤Depth < 10'		EA	\$ 13,835.00			\$ -
Curb Inlet (Type R) L=15', 10' ≤Depth < 15'		EA	\$ 15,130.00			\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 13,755.00			\$ -
Curb Inlet (Type R) L=20', 5' ≤Depth < 10'		EA	\$ 15,181.00			\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00			\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00			\$ -
Storm Sewer Manhole, Box Base		EA	\$ 15,130.00			\$ -
Storm Sewer Manhole, Slab Base	2.	EA	\$ 8,322.00	\$ 16,644.00		\$ 16,644.00
Geotextile (Erosion Control)		SY	\$ 9.00			\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00			\$ -
Rip Rap, Grouted		Tons	\$ 124.00			\$ -
Drainage Channel Construction, Size (W x H)		LF		\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 741.00			\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 145.00			\$ -
Drainage Channel Lining, Grass		AC	\$ 1,911.00			\$ -
Drainage Channel Lining, Other Stabilization				\$ -		\$ -
30"x19" HERCP		LF	\$ 150.00			\$ -
38"x34" HERCP		LF	\$ 200.00			\$ -
45"x29" HERCP		LF	\$ 250.00			\$ -
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
<i>* Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 60% COMPLETE ALLOWED)</i>						
Section 2 Subtotal				\$ 650,033.00		\$ 650,033.00

PROJECT INFORMATION

Trails at Aspen Ridge Filing No. 3 - Phase 3	4/16/2024	SF-21-022
Project Name	Date	PCD File No.

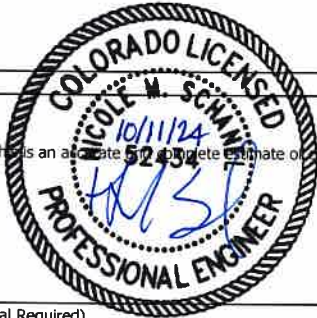
Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**						
ROADWAY IMPROVEMENTS						
4" Sidewalk	124.	SY	\$ 62.00	\$ 7,688.00		\$ 7,688.00
				\$ -		\$ -
				\$ -		\$ -
				\$ -		\$ -
				\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)						
				\$ -		\$ -
				\$ -		\$ -
				\$ -		\$ -
				\$ -		\$ -
				\$ -		\$ -
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 8"	1310.	LF	\$ 84.00	\$ 110,040.00		\$ 110,040.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	\$ -		\$ -
Gate Valves, 8"	9.	EA	\$ 2,418.00	\$ 21,762.00		\$ 21,762.00
Fire Hydrant Assembly, w/ all valves	3.	EA	\$ 8,584.00	\$ 25,752.00		\$ 25,752.00
Water Service Line Installation, inc. tap and valves	66.	EA	\$ 1,723.00	\$ 113,718.00		\$ 113,718.00
Fire Cistern Installation, complete		EA		\$ -		\$ -
<i>Pumphouse</i>		EA	\$ 600,000.00	\$ -		\$ -
Water Main Pipe (PVC), Size 12"		LF	\$ 80.00	\$ -		\$ -
Gate Valves, 12"		EA	\$ 2,500.00	\$ -		\$ -
Water Main Pipe (PVC), Size 16"		LF	\$ 95.00	\$ -		\$ -
Gate Valves, 16"		EA	\$ 9,000.00	\$ -		\$ -
16" ARV		EA	\$ 10,000.00	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 8"	1245.	LF	\$ 84.00	\$ 104,580.00		\$ 104,580.00
Sanitary Sewer Manhole, Depth < 15 feet	4.	EA	\$ 5,708.00	\$ 22,832.00		\$ 22,832.00
Sanitary Service Line Installation, complete	66.	EA	\$ 1,825.00	\$ 120,450.00		\$ 120,450.00
Sanitary Sewer Lift Station, complete		EA		\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)						
Deciduous Trees		EA	\$ 400.00	\$ -		\$ -
Evergreen Trees		EA	\$ 400.00	\$ -		\$ -
Ornamental Trees	8.	EA	\$ 325.00	\$ 2,600.00		\$ 2,600.00
Soil Amendments	4153.	SF	\$ 0.50	\$ 2,076.50		\$ 2,076.50
Sod		SF	\$ 0.50	\$ -		\$ -
Native Seed	2125.	SF	\$ 0.60	\$ 1,275.00		\$ 1,275.00
1 1/2" Rock	999.	SF	\$ 0.75	\$ 749.25		\$ 749.25
Steel Edge	181.	EA	\$ 3.00	\$ 543.00		\$ 543.00
Weed Barrier Fabric	999.	SF	\$ 0.25	\$ 249.75		\$ 249.75
Irrigation	4153.	SF	\$ 1.00	\$ 4,153.00		\$ 4,153.00
Section 3 Subtotal				\$ 538,468.50		\$ 538,468.50

** - Section 3 is not subject to defect warranty requirements

PROJECT INFORMATION

Trails at Aspen Ridge Filing No. 3 - Phase 3	4/16/2024	SF-21-022
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)			\$ 15,000.00	= \$ 15,000.00		\$ 15,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -
Total Construction Financial Assurance						\$ 1,549,340.25
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 1,334,254.25
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 183,778.10
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						



Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required)

Richard A. van Seenus

4/16/2024

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date

Exhibit F

Trails at Aspen Ridge Filing No. 3 - Phase 3

<u>Tract</u>	<u>Address</u>
D	5398 Lazy Ridge Drive
E	5411 Lazy Ridge Drive

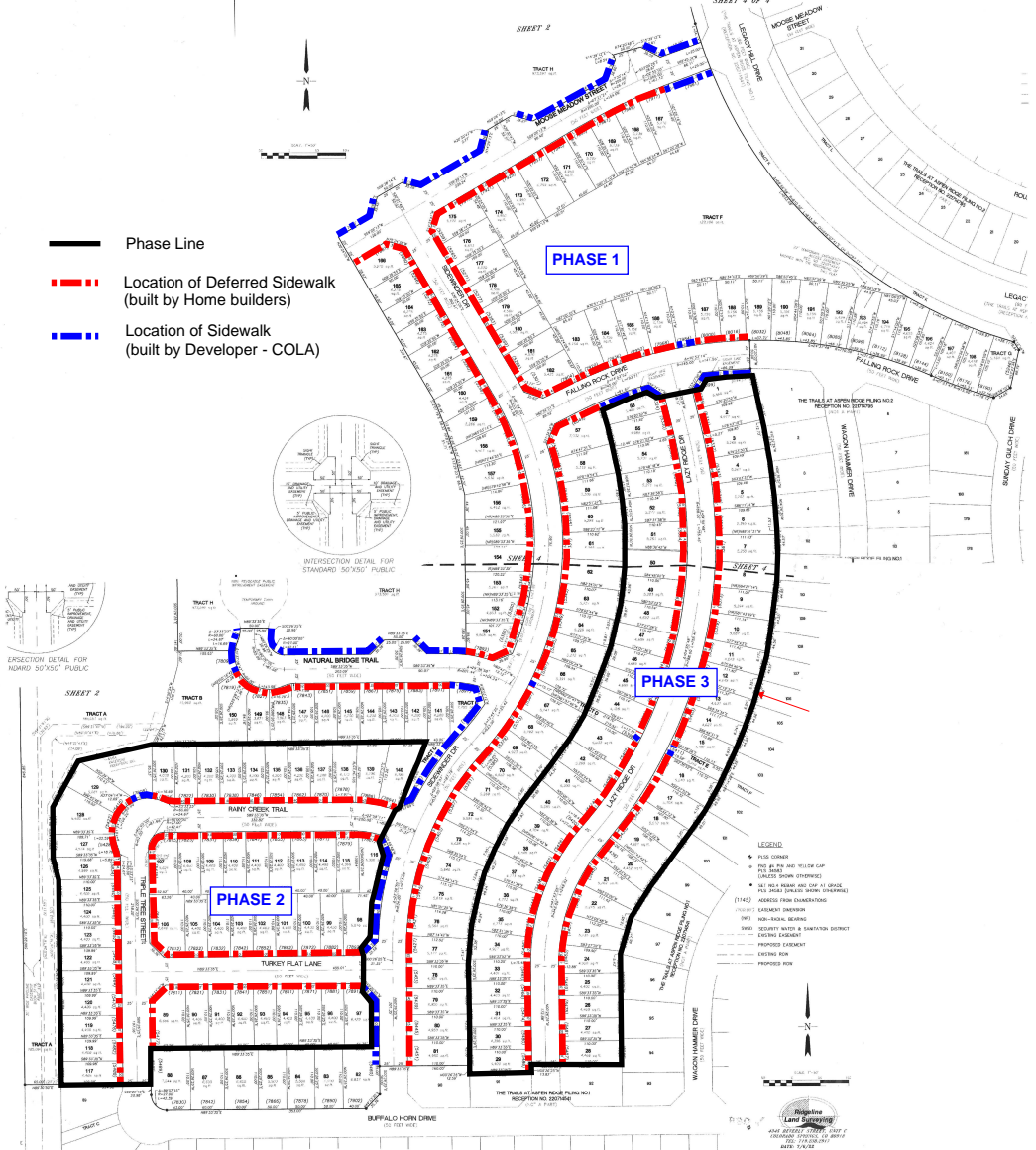
<u>Lot</u>	<u>Address</u>
1	5325 Lazy Ridge Drive
2	5331 Lazy Ridge Drive
3	5337 Lazy Ridge Drive
4	5343 Lazy Ridge Drive
5	5349 Lazy Ridge Drive
6	5355 Lazy Ridge Drive
7	5361 Lazy Ridge Drive
8	5367 Lazy Ridge Drive
9	5373 Lazy Ridge Drive
10	5379 Lazy Ridge Drive
11	5385 Lazy Ridge Drive
12	5391 Lazy Ridge Drive
13	5397 Lazy Ridge Drive
14	5403 Lazy Ridge Drive
15	5409 Lazy Ridge Drive
16	5415 Lazy Ridge Drive
17	5421 Lazy Ridge Drive
18	5427 Lazy Ridge Drive
19	5433 Lazy Ridge Drive
20	5439 Lazy Ridge Drive
21	5445 Lazy Ridge Drive
22	5451 Lazy Ridge Drive
23	5457 Lazy Ridge Drive
24	5463 Lazy Ridge Drive
25	5469 Lazy Ridge Drive
26	5475 Lazy Ridge Drive
27	5481 Lazy Ridge Drive
28	5487 Lazy Ridge Drive
29	5486 Lazy Ridge Drive
30	5480 Lazy Ridge Drive
31	5474 Lazy Ridge Drive
32	5468 Lazy Ridge Drive
33	5462 Lazy Ridge Drive
34	5456 Lazy Ridge Drive
35	5450 Lazy Ridge Drive
36	5444 Lazy Ridge Drive
37	5438 Lazy Ridge Drive
38	5432 Lazy Ridge Drive

- Lot/Address List -

39	5426	Lazy Ridge Drive
40	5420	Lazy Ridge Drive
41	5414	Lazy Ridge Drive
42	5408	Lazy Ridge Drive
43	5402	Lazy Ridge Drive
44	5396	Lazy Ridge Drive
45	5390	Lazy Ridge Drive
46	5384	Lazy Ridge Drive
47	5378	Lazy Ridge Drive
48	5372	Lazy Ridge Drive
49	8366	Lazy Ridge Drive
50	5360	Lazy Ridge Drive
51	5354	Lazy Ridge Drive
52	5348	Lazy Ridge Drive
53	5342	Lazy Ridge Drive
54	5336	Lazy Ridge Drive
55	5330	Lazy Ridge Drive
56	5324	Lazy Ridge Drive

Trails at Aspen Ridge Filing No. 3 - Deferred Sidewalk Exhibit (Responsibility to Construct)

THE TRAILS AT ASPEN RIDGE FILING NO. 3
A SUBDIVISION OF TRACT C AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO. 2 LOCATED IN THE
WEST 1/2 OF SECTION 9, TOWNSHIP 65 SOUTH, RANGE 65 WEST OF THE 10TH P.M.
E. PAGO COUNTY, COLORADO
SHEET 4 OF 4



2024 Financial Assurance Estimate Form (Sidewalk Addendum)

Updated: 12/2023

PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 1	4/16/2024	SF-21-022
Project Name:	Date:	PCD File No.

Description	Quantity	Units	Unit Cost			Total
SECTION 2A - PUBLIC IMPROVEMENTS *						
Deferred Sidewalk Improvements						
5" Thick Deferred Sidewalk	2,068.0	SY	\$ 77.00	=		\$ 159,236.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 94.00	=		\$ -
8" Thick Deferred Sidewalk	0.0	SY	\$ 125.00	=		\$ -
Pedestrian Ramp	14.0	EA	\$ 1,496.00	=		\$ 20,944.00
<i>[insert items not listed but part of construction plans]</i>						

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance \$ 180,180.00



Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required) _____
Richard A. van Seenus
 Richard A. van Seenus

Approved by Owner / Applicant _____ Date 4/16/2024

Approved by El Paso County Engineer / ECM Administrator _____ Date _____

2024 Financial Assurance Estimate Form (Sidewalk Addendum)

Updated: 12/2023

PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 1 - COLA	10/31/2024	SF-21-022
Project Name:	Date:	PCD File No.

Description	Quantity	Units	Unit Cost			Total
SECTION 2A - PUBLIC IMPROVEMENTS *						
Deferred Sidewalk Improvements						
5" Thick Deferred Sidewalk	1,158.0	SY	\$ 77.00	=		\$ 89,166.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 94.00	=		\$ -
8" Thick Deferred Sidewalk	0.0	SY	\$ 125.00	=		\$ -
Pedestrian Ramp	8.0	EA	\$ 1,496.00	=		\$ 11,968.00
<i>[insert items not listed but part of construction plans]</i>				=		\$ -

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance \$ 101,134.00



Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required)

Richard A. van Seenus

10/31/24

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date

2024 Financial Assurance Estimate Form (Sidewalk Addendum)

Updated: 12/2023

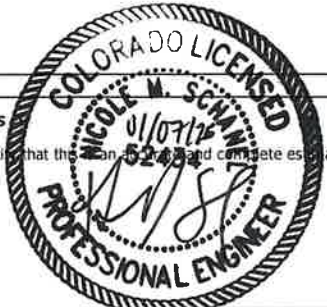
PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 1 - Richmond	10/31/2024	SF-21-022
Project Name:	Date:	PCD File No.

Description	Quantity	Units	Unit Cost	Total
SECTION 2A - PUBLIC IMPROVEMENTS *				
<u>Deferred Sidewalk Improvements</u>				
5" Thick Deferred Sidewalk	910.0	SY	\$ 77.00	\$ 70,070.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 94.00	-
8" Thick Deferred Sidewalk	0.0	SY	\$ 125.00	-
Pedestrian Ramp	6.0	EA	\$ 1,495.00	8,976.00
<i>(insert items not listed but part of construction plans)</i>				

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, allgning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance \$ 79,046.00



Approvals

I hereby certify that this is a true and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required) _____

Approved by Owner / Applicant _____ Date _____

Approved by El Paso County Engineer / ECM Administrator _____ Date _____

2024 Financial Assurance Estimate Form (Sidewalk Addendum)

Updated: 12/2023

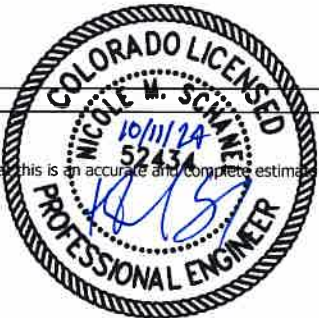
PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 2	3/14/2024	SF-21-022
Project Name:	Date:	PCD File No.

Description	Quantity	Units	Unit Cost			Total
SECTION 2A - PUBLIC IMPROVEMENTS *						
Deferred Sidewalk Improvements						
5" Thick Deferred Sidewalk	1,325.0	SY	\$ 77.00	=		\$ 102,025.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 94.00	=		\$ -
8" Thick Deferred Sidewalk	0.0	SY	\$ 125.00	=		\$ -
Pedestrian Ramp	4.0	EA	\$ 1,496.00	=		\$ 5,984.00
<i>[insert items not listed but part of construction plans]</i>						

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance \$ 108,009.00



Approvals
I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required)

 Richard A. van Seenus

Approved by Owner / Applicant

Approved by El Paso County Engineer / ECM Administrator

Date: 3/14/24

Date

Date

2024 Financial Assurance Estimate Form (Sidewalk Addendum)

Updated: 12/2023

PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 2 - COLA	10/31/2024	SF-21-022
Project Name:	Date:	PCD File No.

Description	Quantity	Units	Unit Cost	=	Total
SECTION 2A - PUBLIC IMPROVEMENTS *					
<u>Deferred Sidewalk Improvements</u>					
5" Thick Deferred Sidewalk	331.0	SY	\$ 77.00	=	\$ 25,487.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 94.00	=	\$ -
8" Thick Deferred Sidewalk	0.0	SY	\$ 125.00	=	\$ -
Pedestrian Ramp	1.0	EA	\$ 1,496.00	=	\$ 1,496.00
<i>[insert items not listed but part of construction plans]</i>					
\$ -					

*** - Subject to defect warranty financial assurance.**

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance \$ 26,983.00



Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Richard A. van Seenus	Date: 10/31/24
Approved by Owner / Applicant	Date
Approved by El Paso County Engineer / ECM Administrator	Date

2024 Financial Assurance Estimate Form
(Sidewalk Addendum)

Updated: 12/2023

PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 2 - Richmond	10/31/2024	SF-21-022
Project Name:	Date:	PCD File No.

Description	Quantity	Units	Unit Cost		Total
SECTION 2A - PUBLIC IMPROVEMENTS *					
<u>Deferred Sidewalk Improvements</u>					
5" Thick Deferred Sidewalk	994.0	SY	\$ 77.00	=	\$ 76,538.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 94.00	=	\$ -
8" Thick Deferred Sidewalk	0.0	SY	\$ 125.00	=	\$ -
Pedestrian Ramp	3.0	EA	\$ 1,496.00	=	\$ 4,488.00
<i>(insert items not listed but part of construction plans)</i>					\$ -

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance \$ **81,026.00**



Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required)

[Handwritten Signature]

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date

2024 Financial Assurance Estimate Form (Sidewalk Addendum)

Updated: 12/2023

PROJECT INFORMATION		
Trails at Aspen Ridge Filing No. 3 - Phase 3	3/14/2024	SF-21-022
Project Name:	Date:	PCD File No.

Description	Quantity	Units	Unit Cost		Total
SECTION 2A - PUBLIC IMPROVEMENTS *					
Deferred Sidewalk Improvements					
5" Thick Deferred Sidewalk	1,408.0	SY	\$ 77.00	=	\$ 108,416.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 94.00	=	\$ -
8" Thick Deferred Sidewalk	0.0	SY	\$ 125.00	=	\$ -
Pedestrian Ramp		EA	\$ 1,496.00	=	\$ -
<i>(insert items not listed but part of construction plans)</i>					

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance \$ 108,416.00



Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Engineer (P.E. Seal Required)

Richard A. van Seenus

3/14/24

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date

Exhibit K
Richmond Lots

LEGAL DESCRIPTION OF ACQUIRED RICHMOND LOTS

Lots 141 to 166, inclusive, and Lots 183 to 192, inclusive, THE TRAILS AT ASPEN RIDGE FILING NO. 3, County of El Paso, State of Colorado, recorded on September 14, 2022 at reception no. 222715013.

LEGAL DESCRIPTION OF FUTURE TAKEDOWN RICHMOND LOTS

Lots 89 to 116, inclusive, and Lots 130 to 140, inclusive, THE TRAILS AT ASPEN RIDGE FILING NO. 3, County of El Paso, State of Colorado, recorded on September 14, 2022 at reception no. 222715013.